



111 BROADWAY  
NASHVILLE, TN 37201

For Lease | Full-Floor Flagship Opportunity - Third Level | 14,500 SF



## ABOUT THE PROPERTY

A rare opportunity to secure a full-floor presence in the heart of Lower Broadway, one of the most heavily trafficked entertainment corridors in the country. Located at 111 Broadway, this 14,500 SF third-floor space sits directly in the center of Nashville's tourism epicenter, which attracts more than 27 million visitors annually.

The space offers an open floor plate overlooking Broadway, dedicated elevator access directly from the 2nd Avenue sidewalk, and prominent signage opportunities visible from both Broadway and 2nd Avenue. Opportunities of this scale and visibility rarely become available on Lower Broadway, making this an unmatched chance to establish a flagship presence on one of America's busiest streets.



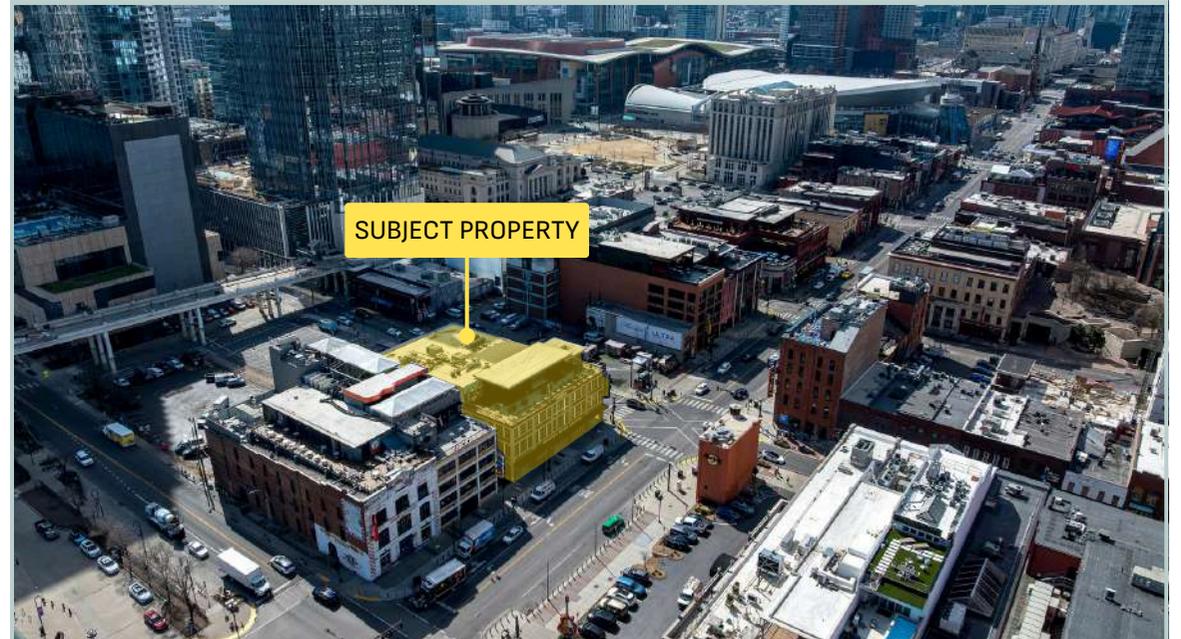
## PROPERTY SPECIFICATIONS

**SPACE AVAILABLE** 14,500 SF Third Floor

**CEILING HEIGHTS** Height From Floor To Bottom Of Deck: 11';  
Height From Floor To Bottom Of Joist: 9'10"

**DELIVERY CONDITION** Warm Shell

**DELIVERY DATE** Immediate

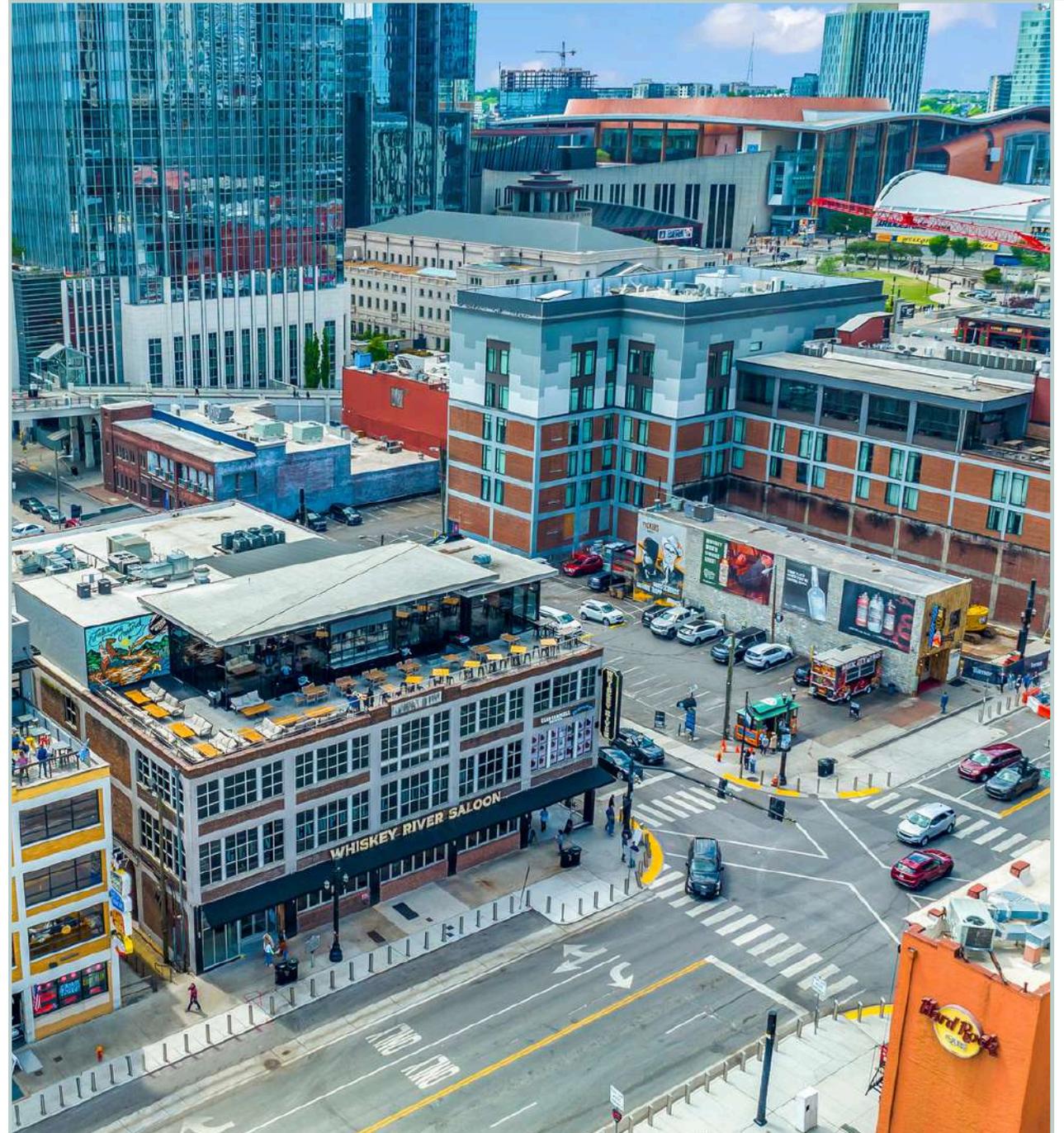


See link [here](#) for delivery conditions letter.

## PROPERTY FEATURES

- 14,500 SF full third-floor opportunity
- Direct elevator access from the 2nd Avenue sidewalk to a dedicated third-floor lobby
- Prominent signage opportunity for third-floor tenant visibility
- Existing men's and women's restrooms in place
- Existing utility infrastructure and service areas (electrical, janitorial, storage)
- Ability to control a full-floor customer experience (ideal for entertainment, or experiential uses)
- Located above an active Lower Broadway environment with immediate proximity to major venues, hotels, and attractions
- Positioned at the intersection of Broadway and 2nd Avenue, providing exposure to two of downtown's highest pedestrian corridors

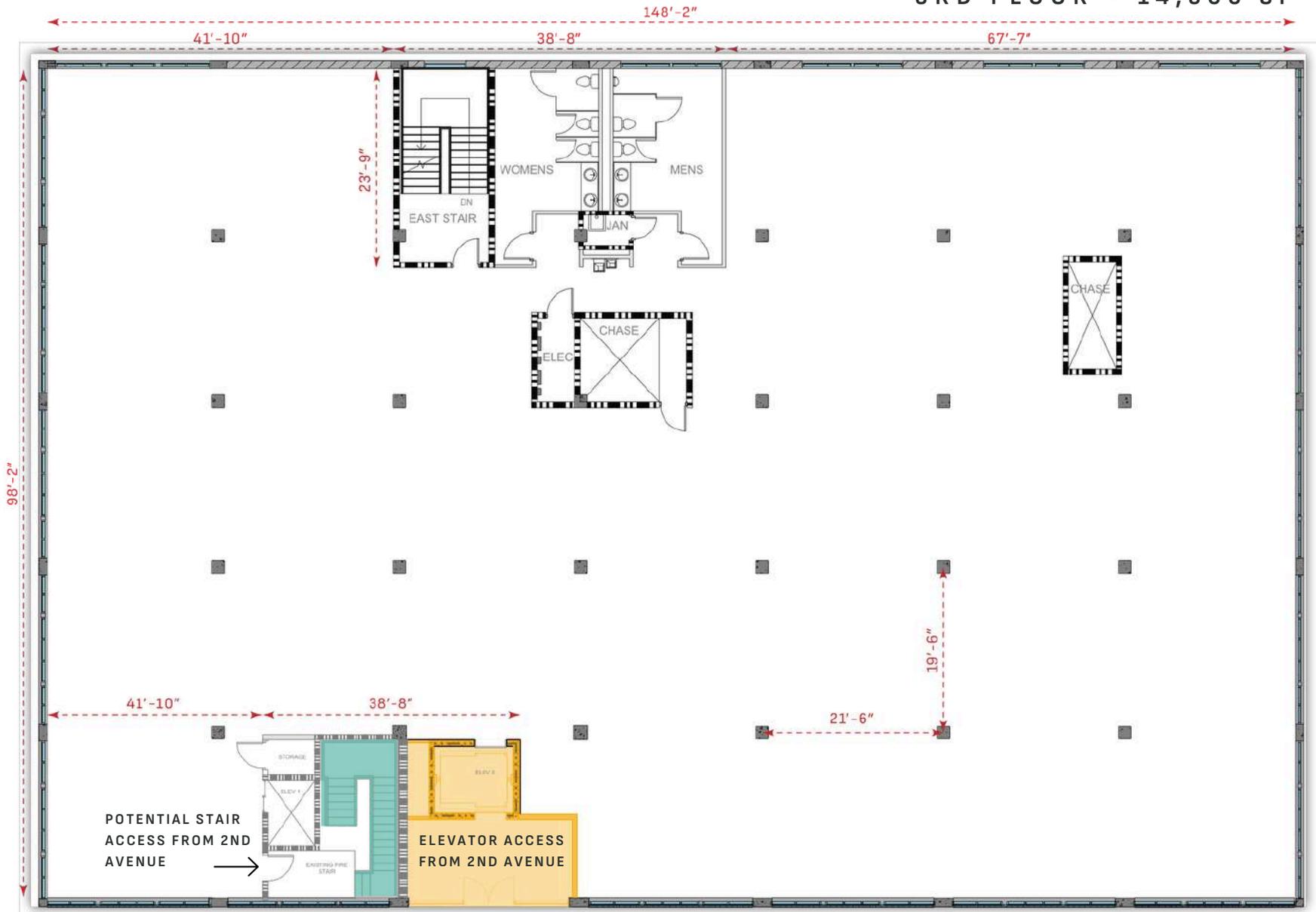
*All square footage and measurements are approximate and subject to Tenant's further verification.*

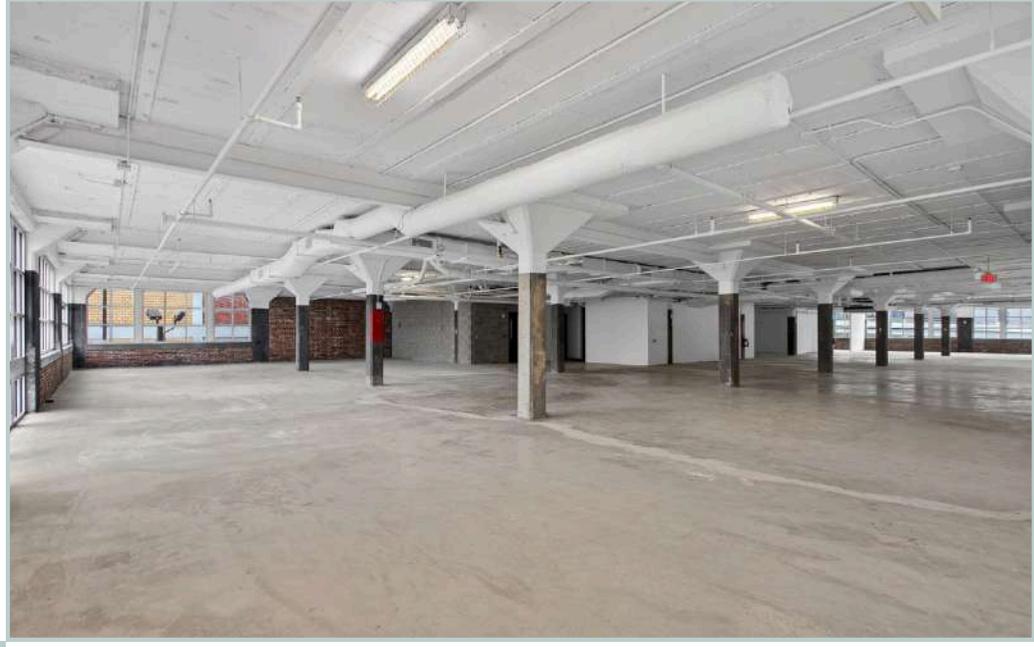
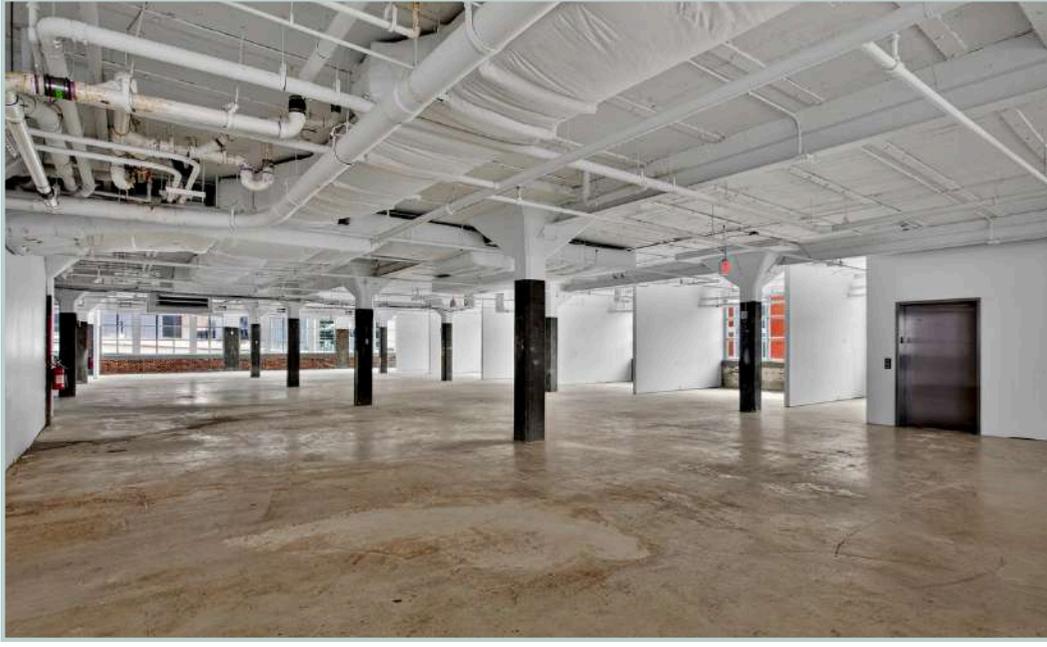


3RD FLOOR - 14,500 SF

BROADWAY

2ND AVENUE SOUTH







## WHY THIRD FLOOR WORKS

### DESTINATION BEHAVIOR

- Customers routinely travel multiple levels for the right concept, with most Broadway venues operating across several floors or rooftops
- Vertical circulation is the norm and expected within the corridor

### OPERATIONAL ADVANTAGES

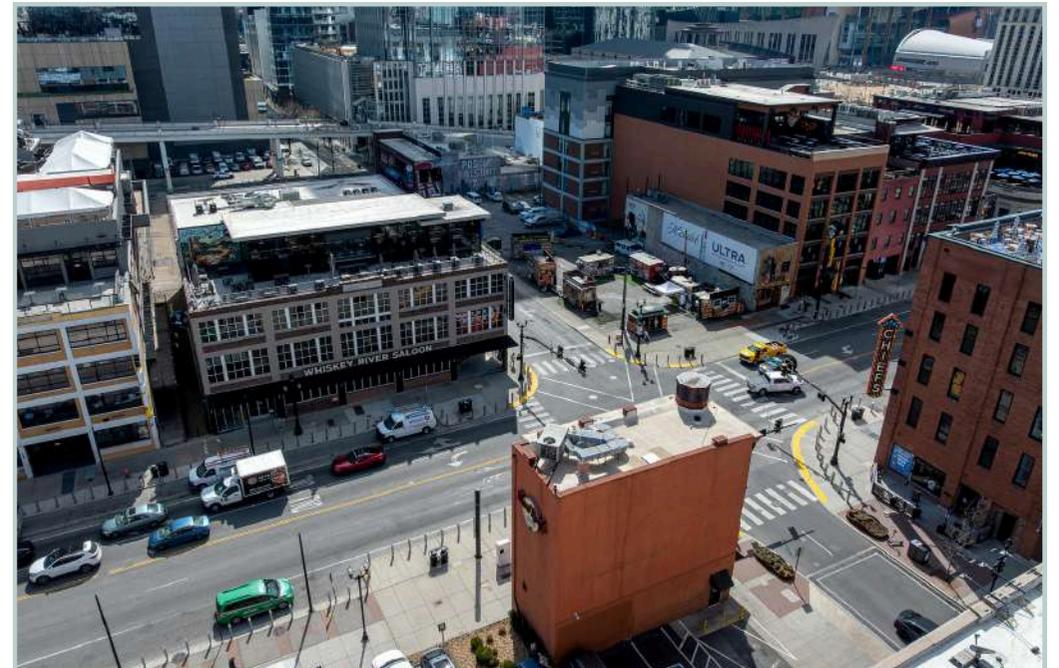
- Full-floor control allows operators to manage the entire customer journey, including entry, security, ticketing, and capacity
- Reduced street congestion compared to ground-level entry

### EXPERIENCE VALUE

- Ideal for entertainment, immersive concepts, branded attractions, private event venues, or other experiential uses
- A full third floor allows operators to create a destination environment rather than a traditional storefront

### POSITIONING

- On Lower Broadway, success is driven by the strength of the experience, not the floor level
- The ability to control an entire level supports longer dwell times, premium positioning, and higher-quality guest experience



**LOWER BROADWAY HAS EVOLVED INTO ONE OF THE MOST HEAVILY TRAFFICKED ENTERTAINMENT DISTRICTS IN THE UNITED STATES.**

**~27 MILLION**

ANNUAL VISITORS TO LOWER BROADWAY,<sup>1</sup>

**16,000+**

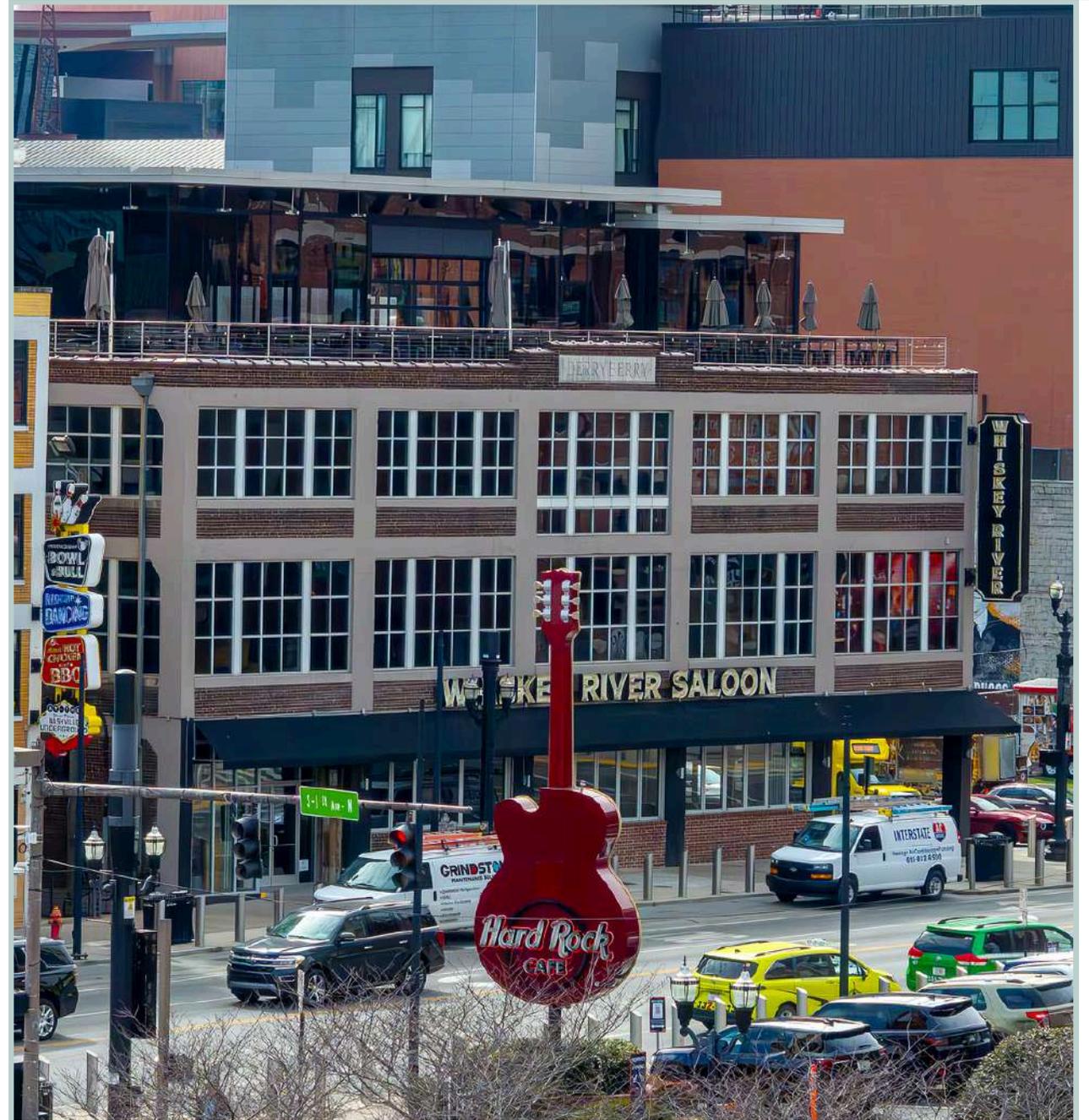
PEDESTRIANS PER DAY,<sup>2</sup>

**\$11.2 BILLION**

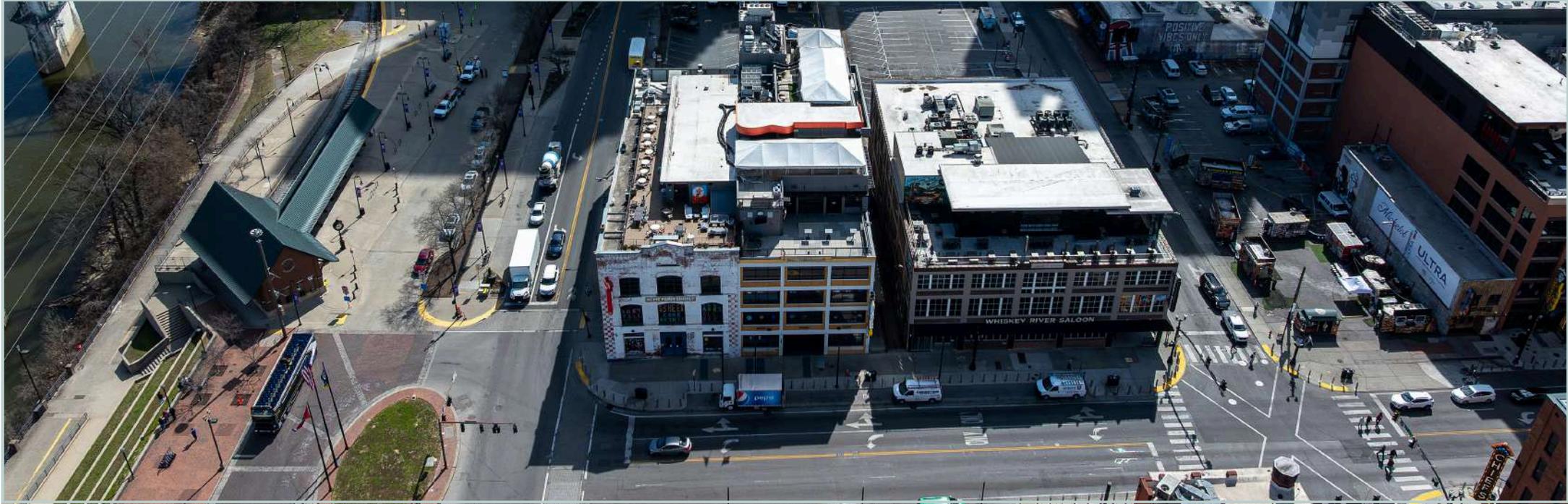
GENERATED THROUGH NASHVILLE TOURISM ANNUALLY,<sup>3</sup>

**\$30.7 MILLION**

SPENT BY VISITORS (APPROXIMATELY),<sup>4</sup>



1. Nashville Business Journal / Colliers | 2. Nashville Department of Transportation / Engineering Studies | 3. Tourism Economics / Visit Music City / WZTV | 4. Tourism Economics / Visit Music City / WZTV





**5TH & BROADWAY**

ASSEMBLY FOOD HALL | BLANGO | BLUE | BOQUERIA | CAVA | Eddie V's  
 jenie's | SHAKE SHACK | SIXTY VINES | SLIM + HUSKY'S PIZZA | TWELVE THIRTY | Apple  
 FREE PEOPLE | gorjana | Levi's | little world's project | molly green | NIKE  
 NASH | THE NORMAL BRAND | TECOVAS | ELIXR | ARIAT | Ray-Ban  
 SEPHORA | BUCK MASON | LAYLA'S | HORNBYTONK | JACOB'S | LOUNGE

**WHISKEY ROW**

LUCKY BASTARD SALOON | DIERS BENTLEY'S WHISKEY ROW | JACK | Cawthon's BAR-B-QUE  
 BIG TIME BOOTS | JACOB'S LOUNGE

**OLE RED WHISKEY BENT SALOON**

BOOT COUNTRY | Casa Rosa | Savannah's | THE VALENTINE | Tin Roof  
 MIRANDA LAMBERT'S | Candy Kitchen  
 BOOT BARN | MARGARITAVILLE

LEGENDARY | THE ESCAPE GAME | BLUEPRINT | Villa  
 Milkshake Bar | Castelli  
 Broken Egg Cafe  
 Wild Bava

Lonnie's KARAOKE BAR | SICILIAN PIZZA | MODISTE | The Country Politan  
 UNION TELLER | GRAY DUDLEY | DADDY'S | SKULL'S | THE FEDORA  
 DINER & BAR | RABBIT | CHURCH | UNION | SKETCH | SECRET  
 BLUEBERRY PUB | BLACKBURN PUB | SALVADOR BRUCE BLUES | SOGGIE BAR | JIMMY LITTLE | EST. 1980 ROOM 1548

FRIENDS IN LOW PLACES | Ripley's | HONKY TONK | JBJ  
 Nashville, TN | Nashville, TN  
 oses | HANK WILLIAMS JR. | Mellow Mushroom  
 EAT DRINK ROOGIE BAR | MUSHROOM  
 Rippy's | Palm  
 HONKY TONK | RESTAURANT

LUKE'S 32 BRIDGE | Wanna B's | Luigi's  
 KARAOKE BAR | ITALIAN CUISINE  
 HONKY TONK CENTRAL | JASON ALDEAN'S | CASH  
 KITCHEN + ROOFTOP BAR | DINER  
 TEQUILA COWBOY | BROADWAY DOWNTOWN | JOHNNY CASH MUSEUM  
 HOUSE OF CARDS | Cash's  
 BAR & BQ

The HAMPTON SOCIAL  
 RESTAURANT  
 Liberty Common  
 CAFE + BAR  
 ZUZU

THE SOUTHERN  
 STEAK & OYSTER  
 NASHVILLE, TN

THE RUTLEDGE

KID ROCK | BIG MACHINE | Barstool | SALLY WHISKEY'S  
 BELL BOT TOMS UP | BOOTLEGGERS INN  
 HONKY TONK | STEAKHOUSE

ACME | NASHVILLE UNDERGROUND  
 WHISKEY RIVER  
 SALOON

Cine's | THE STILLERY | FIRST WATCH | THE LOUNGE @ 2ND | CERVEZA JACK'S  
 MATHYSENS | REDNECK RIVIERA | BIG SHOTZ | CHIEF'S

COFFEE TUGLY | DICK'S | TREASURY  
 NASHVILLE | NASHVILLE  
 J.L. LEON'S Candy | CATEGORY 10  
 EXPLORE TAN | SHOES, BOOTS  
 DRAFTKINGS | French's | FORTYFOUR  
 SPORTS & SOCIAL | SALOON | CAFE  
 DOC HOLLIDAY'S | HARD ROCK

SUBJECT PROPERTY

BROADWAY

2ND AVE N



# NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others are circling neighborhoods like Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Roark, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Hart**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

**TOP 20**

Large Metros  
for job growth  
and population  
growth for the  
past 9 years<sup>1</sup>

**3.7%**

Retail Vacancy  
Rate<sup>2</sup>

**17.3M**

Visitors to  
Nashville in  
2025<sup>1</sup>

**\$5B**

Generated  
every year from  
Nashville's F&B  
industry<sup>3</sup>

**6th**

Best Real  
Estate Market  
in the US<sup>4</sup>

**75%**

of the US is  
within a  
2-hour flight  
of Nashville<sup>1</sup>

**\$128K**

Average  
Household  
Income<sup>5</sup>

**2.1M**

People living in  
Nashville's  
Metro Area<sup>2</sup>

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. The Tennessean | 5. Environmental Systems Research Institute, Inc.

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